
Site Address: 29 Beaufort Road, Havant, PO9 3HT
Proposal: Two storey extension to side and part two storey part single storey extension to rear of property, extension of existing front dormer.
Application No: APP/15/00308 Expiry Date: 12/05/2015
Applicant: Mr Burrige Team: Team 1
Agent: Miss Sampson Case Officer: David Eaves
 Kalotec Ltd
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a 'chalet style' semi-detached dwelling with side garage and half hipped roof. There is currently parking for two cars. The dwelling has existing front and rear flat roofed dormers. To the rear is a mainly glazed sun room. The land slopes down from front (north) to rear (south).
- 1.2 The immediate attached neighbouring property has been extended to the side but retains an integral garage. This extension has widened the flat roofed front dormer. To the rear is a two-storey extension set off the boundary with the application site.
- 1.3 To the east is a bungalow set at a slight angle to the boundary, this property is set slightly lower than the application site.
- 1.4 There are a number of chalet style properties in the road some of which have been extended in a similar manner to the current proposal.

2 Planning History

None relevant.

3 Proposal

- 3.1 Two storey extension to side and part two storey part single storey extension to rear of property, extension of existing front dormer.
- 3.2 The proposal would incorporate a rear double pitched extension set slightly off the boundary with No.31. The proposal would also result in a wider dropped kerb and parking for two vehicles at the front of the site.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Supplementary Planning Document:
Havant Borough Design Guide 2011

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

The Highway Authority has no adverse comment to this application. I would advise the Planning Authority that their standards require 2 parking spaces plus cycle facilities. In order to provide these spaces the dropped kerb will need to be modified to the satisfaction of the Highway Authority.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: N/A

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon neighbouring residential properties
- (iv) Parking and highway issues

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 The proposed development would be similar to a number of similar extensions to properties of the same design within the street and would be similar to the extension to the attached dwelling No.31. The extension would be adjacent to an existing bungalow which would result in some concerns about the relationship in visual terms

between this building and its lower neighbour, however, given the half hipped design of the extension and the mixed dwelling styles in the road the proposal is considered to have an acceptable impact in terms of scale.

- 7.4 The extension of flat roofed dormers is not encouraged by the Havant Borough Design Guide, however, there are many examples in the vicinity of the site (including the attached property). Given this context the proposed dormer additions are considered acceptable in terms of the character and appearance of the area.

(iii) Impact upon neighbouring residential properties

- 7.5 The property backs onto Bidbury Junior and Infant Schools. The main impact is therefore on No's 27 and 31 Beaufort Road.
- 7.6 The attached neighbour is No.31 which has previously been extended to the side and rear. The two-storey element of the extension is set off the common boundary to reduce the impact on the rear windows of No.31. The single storey rear extension would project approximately the same distance as the rear sun room to No.31. The relationship of the new extension with No.31 is considered acceptable.
- 7.7 No.27 is to the east of the site and is a bungalow with side windows facing the application site (2 obscure glazed facing the 2 storey extension and a clear glazed window further back serving a dual aspect room and angled away from the extension). There would be some impact on afternoon light to the obscure glazed windows and the side of the property although a gap would be retained to the boundary. This impact is not considered sufficient to warrant a refusal of planning permission.
- 7.8 There would be two ground floor windows facing No.27, one serves a w.c. and the other a utility room, it is considered that these windows should be obscure glazed to avoid overlooking to No.27 as there is a low fence and slight change in level dropping down from the application site. Whilst the mass and bulk of the extension would be significant when viewed from the side of No.27, this would not in my view have sufficient impact to refuse the application.

(iv) Parking and highway issues

- 7.9 With regard to parking, the plans indicate two frontage parking spaces and a widened dropped kerb. A lamppost is located in front of the proposed dropped kerb, separate consent from HCC would be required for the dropped kerb and lamppost re-positioning. The Council's car parking standards require 2 car parking spaces to be provided for a 3 bed dwelling. A planning condition is recommended in relation to the provision of two parking spaces in order to prevent additional on street car parking in the interests of amenity. An informative in relation to the need for HCC agreement for the dropped kerb and lamppost re-position is recommended.

8 Conclusion

- 8.1 In conclusion, the development is considered to be acceptable in principle and would have an acceptable impact on the character and appearance of the area. The extension has some impact on neighbours amenities, however this is considered to be acceptable. Car parking can be provided on site to meet car parking standards.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00308 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The WC and Utility room windows in the east facing elevation of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east facing elevation without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Design and Access Statement Kalotec
Plans Existing and Proposed Drawing No. KALO-1112-01

Reason: - To ensure provision of a satisfactory development.